

<b>Applicant</b>	Laurence A. Maurer	
	Site Plan Level III with Allocation of Flexibility Units	
<b>Location</b>	1121 East Broward Boulevard General Location: Northwest corner of East Broward Boulevard at NE 12 Avenue, as shown on the attached location map as <b>Exhibit 1</b> .	
<b>Legal Description</b>	Frank Stranahan's Subdivision, Block B, Lots 5 and 6. P.B. 2, P. 63 (D).	
<b>Property Size</b>	12,450 Sq. ft. (0.285 acres)	
<b>Zoning</b>	RO	
<b>Existing Land Use</b>	Professional Office and	
<b>Future Land Use Designation</b>	Commercial	
<b>Comprehensive Plan Consistency</b>	Future Land Use Element – Commercial Use	
<b>Other Required Approvals</b>	Allocation of Flex Units	
<b>Applicable ULDR Sections</b>	Sec. 47-5.60 – Residential office zoning districts Sec. 47-28.1.F – Allocation of residential units on commercial or office park land use designated parcels.	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
	Front (s)	25 – 2"
	Rear (n)	20 – 2"
	Side (e)	16 – 8"
	Side (w)	16 – 8"
<b>Lot Density</b>	Up to 60 d.u.s/acre	14.0 d.u.s/acre
<b>Lot Size</b>	5,000	12,450 Sq. ft. (0.285 acres)
<b>Lot Width</b>	50'	95'
<b>Building Height</b>	35'	32 – 10"
<b>Structure Length</b>	200'	93' – 10.5"
<b>Floor Area</b>	750 each du	3,773' – 3,998'
<b>VUA Landscaping</b>		1,626 sq. ft.
<b>Landscaping Lot Coverage</b>	3,113 sq. ft.	3,680 sq. ft.
<b>Parking</b>	8 spaces	9 spaces
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting.	
<b>Action Required</b>	Recommend Approval, Approval with Conditions, or Denial.	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	James Cromar, Planner III	
	Greg Brewton, Acting Deputy Planning Director	
	Marc LaFerrier, AICP, Director of Planning and Zoning	
<b>Authorized By</b>		
<b>Approved By</b>		

**Request:**

The applicant proposes the construction of a residential townhouse development of four (4) residential units on commercial land use and R-O zoning, with allocation of residential flexibility units on commercial land use.

**Property/Project Description:**

The applicant proposes a project consisting of four (4) residential townhouse units, located at the northwest corner of Broward Boulevard and NE 12 Avenue. The proposed units have three levels. Each has a private yard and pool.

A professional office building currently sits on the site.

**Parking and Traffic:**

The project has a total of nine (9) parking spaces: a two-car garage for each unit and one guest parking space. Garage access to three of the units is from NE 12 Avenue, and one unit has garage access from the alley.

**Landscaping:**

The project meets landscaping requirements.

**Adequacy and Neighborhood Compatibility:**

The applicant has submitted narratives regarding how this proposal complies with Sec. 47-25.2, *Adequacy Requirements* and Sec. 47-25.3, *Neighborhood Compatibility Requirements*.

**Comprehensive Plan Consistency:**

The proposed development is consistent with *the Comprehensive Plan's Future Land Use Element's Permitted Uses –Commercial Use*, which states that for parcels of five acres in size or less, free standing multi-family residential uses are permitted.

**Prior Reviews:**

This proposal went before the Development Review Committee on December 28, 2004. The applicant has addressed all comments.

**Planning and Zoning Board Review Options:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.

Memorandum # 169-R-04

October 19, 2005

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If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

**Should the Board approve the proposed development, staff proposes the following conditions:**

1. The applicant shall provide documentation of agreement with the Broward County School Board, regarding potential impacts for public school facility planning through a recorded restrictive covenant, prior to final site plan approval.
2. Site plan approval must be valid as provided in ULDR Section 47-24.1.M.
3. Final DRC approval.

169-R-04/10-19-05/JLC

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant